

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF PENNSYLVANIA
PITTSBURGH DIVISION**

In re: MICHAEL K. HERRON, Debtor. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-11 MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2005- 11, Responding Party v. MICHAEL K. HERRON, Respondent.	Bankruptcy 19-24527-TPA Chapter 11 Related to Doc. No. 184
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**RESPONSE TO DEBTOR’S MOTION TO SELL PROPERTY FREE AND DIVESTED
OF LIENS PURSUANT TO 11 U.S.C. §363(b)**

[Real Property located at 3700 Orpwood St., Pittsburgh, PA 15213]

COMES NOW, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 (“Secured Creditor”), by and through the undersigned counsel, and files the within Response to Debtor’s Motion For Sale of Property (DE #184), and, in support thereof, states as follows:

1. Debtor, Michael K. Herron (“Debtor”), filed a voluntary petition pursuant to Chapter 11 of the Bankruptcy Code on November 21, 2019.
2. Secured Creditor holds a first lien security interest in the Debtor’s real property located at 3700 Orpwood Street, Pittsburgh, PA 15213 (the “Property”), by virtue of a

Mortgage recorded on December 28, 2005 under Instrument Number 2005-156190 of the Allegheny County, PA. Said Mortgage secures a Note in the amount of \$98,000.00.

3. According to Debtor's Motion For Sale of Property, the Debtor intends to sell the real property located at 3700 Orpwood Street, Pittsburgh, PA 15213, for a total sale price of \$240,000.00.
4. Secured Creditor does not object to the Debtor's Motion to the extent that any sale is subject to Secured Creditor's lien and that Secured Creditor's lien will be paid in full at the closing of said sale based upon an updated payoff quote.
5. The estimated payoff of Secured Creditor's lien is \$162,896.48 as of June 22, 2020. Secured Creditor will provide an updated payoff at or near the scheduled closing of the sale.
6. Secured Creditor is filing this Response in an abundance of caution, as Secured Creditor wants it to be clear that it should not be compelled to participate in a sale of the Property absent payment in full of the Secured Creditor's security interest on the Property or receipt of all funds included in any short sale approval and all other conditions of short sale having been met.
7. Furthermore, Secured Creditor requests that failure to complete the sale within 90-days of entry of this Order.

WHEREFORE, Secured Creditor requests that any Order Granting the Debtor's Motion be subject to strict compliance with all terms and conditions included herein and for such other and further relief that this Court deems just and proper.

Date: October 20, 2020

Robertson, Anschutz, Schneid & Crane, LLC.

By: /s/ Charles G. Wohlrab
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on October 20, 2020, the foregoing Response to Debtor's Motion For Sale of Property was electronically filed with the Clerk of Court using the CM/ECF system, and a true and correct copy has been served via CM/ECF or United States Mail to the following parties:

By First-Class Mail:

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